



Building Consistency Meeting

Residential

Date: 3/4/09 Recorder and minutes prepared by: Danny Wooten/Jeff Griffin

Staff present: Ron Featherstone, Jeff Griffin, Tim Taylor, Danny Wooten, Steve Kellen, Harold Sinclair, Walt Nash, Russ Fisher, David Williams, Mike Brown, Don Sprinkle, Sam Caulder, Steve Pearson, Eric Brown, Ron Dishman, Andrew DeMaury, Andy Herring, Randy Newman, Steve Lineberger, Steve Miller, George Rogers, David Ries, Michale Johnson, Patrick Biddy, Mark Wyte, Scott Linhardt.

Public present: Hans Kasak (**Ryland Homes**); Charles Sofinowski (**M/I Homes**); Bob Mckee (**Ryan Homes**); Dave Reynolds (**Bldrs, 1st source**); Wynn Yates (**Yates/Starnes Eng**); David R. Schwiman (**DR Schwiman, Inc**); Wayne Carter (**J&B Development**); Terry Cleary (**Meeting Street Homes**); Brad Crysler (**John Weiland Homes**); Dennis Adams (**CPCC**); Lou Salvador (**DR Horton**); Ben Brookhart (**Timberline Homes**); Daniel McBride (**Cunnane Group**); John Meeks (**Apple Blossom Insulators**); Brendan Shea (**True Homes**); Chad Ritter (**Intelligent Design Engineering**); Joe Stewart (**Stewart Builders**).

Topics/Subject	Decisions/Conclusions/Actions
Old Business	
None	
New Business	
Sealed crawl space permits	Question was asked about requirements for permits on existing structures when going to a closed crawl system. A Department formal interpretation requirement is attached to these minutes for review.
Move-on floor insulation	Issue in the field came up in regards to moving an existing structure from one location to a new site and new foundation. Since the crawl space and all aspects of that new area are being looked at should the floor system be insulated to meet the code requirements at time of setup? Since the cavity is open and exposed sitting on a new foundation the floor system should be insulated as required by Chapter 11 of the NC residential code? No other area of the move on has to be insulated as long as cavities not opened up such as removing sheetrock from a wall or ceilings.
Sheathing vs. framing inspection	Concern brought up specifically concerning an insulation inspection that when the history of a job was checked by an inspector, shows a previous open sheathing inspection (sheathing had failed). Contractor did not request another sheathing inspection to correct items that he was turned down for on the first inspection. Contractor is not required to call back in another sheathing inspection if the structure is ready and the next inspection is a frame check then all sheathing related items he was failed for should be addressed at that frame inspection. Any inspector that would go behind and finds that frame has passed in this case should conclude that the sheathing had passed. Inspectors should not try and enter a sheathing result since sheathing inspections are handled differently and result in a \$50 charge each time a contractor request one.

Handrails at winder treads	There is a change in the codes (section R311.5.6) related to the location of a required handrail up a flight of stairs in the residential code. Under previous versions of the code on a winder flight of stairs the handrail had to be on the narrow side of the stairs. Under the NC2006 & NC2009 code the handrail can be on any side of a flight of stairs regardless of having a winder tread as long as continuous.
Sales centers	Additional issue discussed with sales centers located in a home and what has to meet the NC Accessibility Code. Once a sales center is located inside a residence even for temporary usage that area has to be fully accessible to include an interior bathroom on that level. Only the areas that are being used by sales staff have to be modified for public access to include door sizes and hardware, kitchens and bedrooms are not required to be modified.
New code classes	Several classes are scheduled at CPCC dealing with the new residential codes. These classes will be held over the next couple of months (next class scheduled for March 12th. The classes are split with 3 hours of classroom instruction and 3 hours of a field frame class, this is open to all at a cost of \$61.00 and enrollment information can be found by going to CPCC's Crowder construction institute.
Fastening schedule	Discussed the new fastening schedule that is in the 2009 code which will address gun nails but will prohibit the use of clipped head nails, see attached schedule for review.
Fireplace chase with shed roof	Question was asked about fireblocking inside a fireplace wood frame chase which is typical with a direct vent factory fireplace. Under previous codes fireblocking was required at 10' vertical heights this would require some chases to have a break at each 10' level, this has been removed in the '06 and '09 codes. The only concern with the exterior fireplace/shed roof type chase now is that if it passes a floor level there needs to be fireblocking to prevent entering into the floor assembly, this is an issue specific to open web floor trusses since conventional framing with have a band that will also act as a fireblock. As long as fire cannot enter into the floor assembly then the shingled roof line at the top of the chase is ok without any additional fireblocking.

CODE



INTERPRETATION

MECKLENBURG COUNTY

Building Code Enforcement

CODE: 2006 NC RESIDENTIAL CODE

SUBJECT: SEALED CRAWL SPACE PERMIT

REVIEWED: RESIDENTIAL CONSISTENCY TEAM

Question:

Is a permit required for sealing a crawl space on an existing home?

Code reference:

Section 106.1 of the NC Administrative Code and Policies ("permit required for all work described in the technical codes unless specifically exempted by the North Carolina Statutes or the technical codes")

Answer:

No building permit would be required unless the work exceeded \$5,000 in cost. Mechanical and or electrical permits, regardless of cost, may be required based upon the design.

The NC General statutes GS153A-357 and 160A417 states no permit (building) is required if the work is in a single family dwelling (commercial has no exceptions) and the cost of the work is \$5,000 or less and is not structural in nature. No building permit would be required for installation within this scope; work over \$5,000 would require a building permit and inspections. Work \$5,000 or under would still need to be installed correctly and would fall back upon the owner of the property.

A mechanical and or electrical permit is required for any modifications to existing mechanical or electrical systems that are made to meet one of the space moisture control methods found in section R409.5 such introduction of supply air with backflow dampers or introduction of continuous conditioned air. Any additional work such as installing an outlet for a dehumidifier or wiring in a mechanical fan would require an electrical permit. Modifications to these systems would require a licensed contractor in that field.

Approved By Gene Morton

Date 3/12/09

TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS ^{a,b,c}	SPACING OF FASTENERS
Joist to sill or girder, toe nail	3-8d (2- 1/2" x 0.113")	-
1" x 6" subfloor or less to each joist, face nail	2-8d (2 1/2" x 0.113") 2 staples, 1 3/4"	-
2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2" x 0.135")	-
Sole plate to joist or blocking, face nail	16d (3 1/2" x 0.135")	16" o.c.
Top or sole plate to stud, end nail	2-16d (3 1/2" x 0.135")	-
Stud to sole plate, toe nail	3-8d (2 1/2" x 0.113") or 2-16d (3 1/2" x 0.135")	-
Double studs, face nail	10d (3" x 0.128")	24" o.c.
Double top plates, face nail	10d (3" x 0.128")	24" o.c.
Sole plate to joist or blocking at braced wall panels	3-16d (3 1/2" x 0.135")	16" o.c.
Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3 1/2" x 0.135")	-
Blocking between joists or rafters to top plate, toe nail	3-8d (2 1/2" x 0.113")	-
Rim joist to top plate, toe nail	8d (2 1/2" x 0.113")	6" o.c.
Top plates, laps at corners and intersections, face nail	2-10d (3" x 0.128")	-
Built-up header, two pieces with 1/2" spacer	16d (3 1/2" x 0.135")	16" o.c. along each edge
Continued header, two pieces	16d (3 1/2" x 0.135")	16" o.c. along each edge
Ceiling joists to plate, toe nail	3-8d (2 1/2" x 0.113")	-
Continuous header to stud, toe nail	4-8d (2 1/2" x 0.113")	-
Ceiling joist, laps over partitions, face nail	3-10d (3" x 0.128")	-
Ceiling joist to parallel rafters, face nail	3-10d (3" x 0.128")	-
Rafter to plate, toe nail	2-16d (3 1/2" x 0.135")	-
1" brace to each stud and plate, face nail	2-8d (2 1/2" x 0.113") 2 staples, 1 3/4"	-
1" x 6" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113") 2 staples, 1 3/4"	-
1" x 8" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113") 3 staples, 1 3/4"	-
Wider than 1" x 8" sheathing to each bearing, face nail	3-8d (2 1/2" x 0.113") 4 staples, 1 3/4"	-
Built-up corner studs	10d (3" x 0.128")	24" o.c.
Built-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
2" planks	2-16d (3 1/2" x 0.135")	At each bearing
Roof rafters to ridge, valley or hip rafters: toe nail	4-16d (3 1/2" x 0.135")	-
face nail	3-16d (3 1/2" x 0.135")	-
Rafter ties to rafters, face nail	3-8d (2 1/2" x 0.113")	-
Collar tie to rafter, face nail, or 1 1/4" x 20 gage ridge strap	3-10d (3" x 0.128")	-
Ledger strip	3-16d common	Face nail at 4" on center under each joist
	4-3" x 0.131" nail	
	4-3" x 14 gage staple	

(continued)